

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**OCTOBER 9, 2003**

Council Chambers  
Phone 229-6301

400 Stewart Avenue  
TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 1

## COMMISSIONERS

**RICHARD W. TRUESDELL, CHAIRMAN**

**LEO DAVENPORT**

**STEVEN EVANS**

**CRAIG GALATI**

**BYRON GOYNES**

**LAURA McSWAIN**

**TODD NIGRO**

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE**

**COMMISSIONERS BRIEFING:** 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

**CALL TO ORDER:** 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Satisfaction of Open Meeting Law Requirements

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway  
Senior Citizen Center, 450 East Bonanza Road  
Clark County Courthouse, 200 East Carson Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

**MINUTES:** Approval of the minutes of the **September 11, 2003** Planning Commission Meeting

**ACTIONS:** ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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<http://www.ci.las-vegas.nv.us>

Page 2

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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<http://www.ci.las-vegas.nv.us>

Page 3

#### A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. EOT-2925 - STEVE KABOLI - Request for an Extension of Time on an approved Rezoning (Z-0040-01) FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) Zone on 1.5 acres adjacent to the northeast corner of Vegas Drive and Leonard Lane (APN: 138-24-803-028), Ward 5 (Weekly).
2. EOT-2927 - STEVE KABOLI - Request for an Extension of Time on an approved Variance (V-0043-01) TO ALLOW A PROPOSED BUILDING TO BE 30 FEET FROM THE NORTH PROPERTY LINE WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 105 FEET on 1.5 acres adjacent to the northeast corner of Vegas Drive and Leonard Lane (APN: 138-24-803-028), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
3. EOT-2926 - STEVE KABOLI - Request for an Extension of Time on an approved Site Development Plan Review [Z-0040-01(1)] FOR A PROPOSED 12,000 SQUARE FOOT BOXING TRAINING CENTER on 1.5 acres adjacent to the northeast corner of Vegas Drive and Leonard Lane (APN: 138-24-803-028), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
4. EOT-2982 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS ELKS LODGE #1468 BPOE - Request for a Reinstatement and Extension of Time for an approved Special Use Permit and Site Development Plan Review (U-0121-00) FOR A PROPOSED RECREATIONAL VEHICLE PARKING LOT at 4130 West Charleston Boulevard (APN: 139-31-801-007), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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<http://www.ci.las-vegas.nv.us>

Page 4

#### B. PUBLIC HEARING ITEMS:

5. ABEYANCE - RENOTIFICATION - GPA-2633 - COTTONWOOD CREEK APARTMENTS, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Sector Plan FROM: PCD (Planned Community Development) TO: MLA (Medium-Low Attached Density Residential) on the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007, and 008), Ward 4 (Brown).
6. ZON-2634 - COTTONWOOD CREEK APARTMENTS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation, PROPOSED: M (Medium Density Residential)] TO: R-PD12 (Residential Planned Development - 12 Units Per Acre) on 15.9 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008), Ward 4 (Brown).
7. VAR-2958 - COTTONWOOD CREEK APARTMENTS, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF 34 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 72-FOOT SETBACK on 15.9 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation, PROPOSED: M (Medium Density Residential)] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 4 (Brown).
8. SDR-2635 - COTTONWOOD CREEK APARTMENTS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of perimeter buffering standards FOR A PROPOSED 192-UNIT APARTMENT DEVELOPMENT on 15.9 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation, PROPOSED: M (Medium Density Residential)] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 4 (Brown).
9. ABEYANCE - ZON-2643 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: R-PD7 (Residential Planned Development - 7 Units Per Acre) on 10.08 acres located approximately 900 feet north of Alta Drive, between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), Ward 5 (Weekly).

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**TDD 386-9108**

**<http://www.ci.las-vegas.nv.us>**

**Page 5**

10. **ABEYANCE - SDR-2644 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED 75-LOT SINGLE FAMILY DEVELOPMENT on 10.08 acres located approximately 900 feet north of Alta Drive, Between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), R-1(Single Family Residential) Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 5 (Weekly).
11. **ABEYANCE - WVR-2834 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP** - Request for a Waiver of Title 18.12.130 FOR THE INSTALLATION OF CRASH GATES ON PRIVATE STREETS AT INAPPROPRIATE LOCATIONS on 10.08 acres located approximately 900 feet north of Alta Drive, Between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), R-1 Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 5 (Weekly).
12. **ABEYANCE - RENOTIFICATION - ZON-2849 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) [MLA (Medium-Low Attached Density Residential) General Plan Designation] TO: R-PD12 (Residential Planned Development - 12 Units Per Acre) on 10.30 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), Ward 6 (Mack).
13. **ABEYANCE - RENOTIFICATION - VAR-2855 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Variance to ALLOW A 20-FOOT SETBACK FROM SINGLE-FAMILY RESIDENTIAL PROPERTIES WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 105-FOOT SETBACK for a proposed 123-Unit Condominium Development on 10.30 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation)] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 6 (Mack).
14. **ABEYANCE - RENOTIFICATION - SDR-2850 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver of the perimeter landscaping requirements FOR A PROPOSED 123-UNIT CONDOMINIUM DEVELOPMENT on 10.30 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation)] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 6 (Mack).

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Council Chambers  
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TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 6

15. ABEYANCE - ZON-2918 - TREASURE LAND DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-D (Single Family Residential - Restricted) and to allow 3.2 dwelling units per acre within a rural preservation neighborhood buffer where 3.0 units per acre is permitted on 2.8 acres adjacent to the southeast corner of Washburn Road and Maverick Street (APN: 125-35-701-001, 002 and 003), Ward 6 (Mack).
16. ABEYANCE - VAC-2920 - TREASURE LAND DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Petition to Vacate the south 10 feet of Washburn Road between Maverick Street and Bronco Lane, Ward 6 (Mack).
17. ABEYANCE - VAR-2930 - GREAT AMERICAN CAPITAL ON BEHALF OF GREAT AMERICAN PLAZA, LIMITED LIABILITY COMPANY, ET AL - Request for a Variance TO ALLOW 488 PARKING SPACES WHERE 540 IS THE MINIMUM NUMBER OF REQUIRED SPACES IN AN APPROVED COMMERCIAL CENTER on 8.51 acres adjacent to the northwest corner of Sahara Avenue and Tomsik Street (APN: 163-04-416-002 through 008), U (Undeveloped) Zone [SC (Service Commercial) and O (Office) General Plan Designations] under Resolution of Intent to C-1 (Limited Commercial) and O (Office) Zones, Ward 1 (Moncrief).
18. ABEYANCE - SUP-2859 - DESERT DODGE ON BEHALF OF DOUGLAS KAYS - Request for a Special Use Permit FOR A PROPOSED AUTO DEALER INVENTORY STORAGE at 1717 South Decatur Boulevard (APN:162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
19. ABEYANCE - RENOTIFICATION - SUP-2885 - CLASSIC & COLLECTIBLE CARS ON BEHALF OF LARRY L. NICHOLL FAMILY TRUST - Request for A Special Use Permit FOR MOTOR VEHICLE SALES (USED) AND TO ALLOW THE USE ON A 12,632 SQUARE FOOT SITE WHERE A 25,000 SQUARE FOOT SITE IS THE MINIMUM SIZE REQUIRED at 3063 Sheridan Street (APN: 162-08-302-014), M (Industrial) Zone, Ward 1 (Moncrief).
20. ABEYANCE - VAC-2838 - CONCORDIA HOMES OF NEVADA, INC. - Petition to Vacation U.S. Government Patent Reservations generally located south of Deer Springs Way, west of El Capitan Way, Ward 6 (Mack).

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TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 7

21. **GPA-2867 - MAURY ABRAMS COMPANY ON BEHALF OF BUFFALO HIGHLANDS X, A CALIFORNIA GENERAL PARTNERSHIP** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: L (Low Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 4.38 acres adjacent to the northwest corner of Cimarron Road and Windrush Avenue (APN: 163-04-101-011), Ward 1 (Moncrief).
22. **ZON-2868 - MAURY ABRAMS COMPANY ON BEHALF OF BUFFALO HIGHLANDS X, A CALIFORNIA GENERAL PARTNERSHIP** - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: R-PD11 (Residential Planned Development - 11 Units per Acre) on 4.38 acres adjacent to the northwest corner of Cimarron Road and Windrush Avenue (APN: 163-04-101-011), Ward 1 (Moncrief).
23. **SDR-2869 - MAURY ABRAMS COMPANY ON BEHALF OF BUFFALO HIGHLANDS X, A CALIFORNIA GENERAL PARTNERSHIP** - Request for a Site Development Plan Review FOR A 50-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT and a Reduction in the amount of required perimeter landscaping on 4.38 acres adjacent to the northwest corner of Cimarron Road and Windrush Avenue (APN: 163-04-101-011), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD11 (Residential Planned Development - 11 Units per Acre)], Ward 1 (Moncrief).
24. **GPA-2953 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) TO: H (High Density Residential) on 1.29 acres adjacent to the north side of Bonanza Road, approximately 1000 feet east of Sandhill Road (APN: 140-30-802-007), Ward 3 (Reese).
25. **ZON-2954 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP** - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) Zone TO: R-5 (Apartment) Zone on 1.29 acres adjacent to the north side of Bonanza Road, approximately 1000 feet east of Sandhill Road (APN: 140-30-802-007), Ward 3 (Reese).



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**<http://www.ci.las-vegas.nv.us>**

**Page 8**

26. **VAR-2956 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP** - Request for a Variance to ALLOW 16 PARKING SPACES WHERE 75 SPACES ARE REQUIRED for a proposed 62-Unit Senior Apartment Development on property adjacent to the north side of Bonanza Road, approximately 1000 feet east of Sandhill Road (APN: 140-30-802-007), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 3 (Reese).
27. **SDR-2955 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A 62-UNIT SENIOR APARTMENT DEVELOPMENT on 1.29 acres adjacent to the north side of Bonanza Road, approximately 1000 feet east of Sandhill Road (APN: 140-30-802-007), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 3 (Reese).
28. **GPA-2966 - HECTOR S. AND MARITZA CAMACHO** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) TO: GC (General Commercial) on 3.41 acres adjacent to the southeast corner of Bonanza Road and Page Street (APN: 140-32-114-045), Ward 3 (Reese).
29. **ZON-2967 - HECTOR S. AND MARITZA CAMACHO** - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to O (Office) and C-1 (Limited Commercial) Zone TO: C-2 (General Commercial) Zone on 3.41 acres adjacent to the southeast corner of Bonanza Road and Page Street (APN: 140-32-114-045), Ward 3 (Reese).
30. **GPA-3005 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: LI/R (Light Industry/Research) TO: SC (Service Commercial) on 21.04 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), Ward 1 (Moncrief).
31. **ZON-3007 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST** - Request for a Rezoning FROM: M (Industrial) TO: C-1 (Limited Commercial) Zone on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), Ward 1 (Moncrief).



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**OCTOBER 9, 2003**

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Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 9

32. **SUP-3100 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST** - Request for a Special Use Permit for MULTIFAMILY RESIDENTIAL UNITS on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), Ward 1 (Moncrief).
33. **SDR-3101 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST** - Request for a Site Development Plan Review for a MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), Ward 1 (Moncrief).
34. **GPA-2993 - MOLASKY COMPANIES ON BEHALF OF SCHNEIDER FAMILY TRUST, ET AL** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (Desert Rural) TO: SC (Service Commercial) on 8.7 acres adjacent to the northeast and southeast corners of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), Ward 1 (Moncrief).
35. **GPA-3000 - CITY OF LAS VEGAS** - Request to amend the Las Vegas Downtown Centennial Plan to include urban trail objectives and locations (multiple APNs), Wards 1 (Moncrief), 3 (Reese), and 5 (Weekly).
36. **GPA-3130 - CITY OF LAS VEGAS** - Request to amend the Las Vegas Downtown Centennial Plan to include a revised definition of the boundaries of the Arts District, to revise the design standards for the Arts District, to include a revised definition of the boundaries of the Office District, and to correct minor elements of the Downtown Centennial Plan (multiple APNs), Wards 1 (Moncrief), 3 (Reese) and 5 (Weekly).
37. **ZON-2970 - CONCORDIA HOMES OF NEVADA** - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: T-C (Town Center) Zone on 5.06 acres approximately 660 feet south of Deer Springs Way and 330 feet east of Campbell Road (APN: 125-20-301-015), Ward 6 (Mack).

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**Council Chambers**

**400 Stewart Avenue**

**Phone 229-6301**

**TDD 386-9108**

**<http://www.ci.las-vegas.nv.us>**

**Page 10**

38. **SDR-2971 - CONCORDIA HOMES OF NEVADA** - Request for a Site Development Plan Review FOR A PROPOSED 39-LOT SINGLE-FAMILY CLUSTER DEVELOPMENT on 5.06 acres approximately 660 feet south of Deer Springs Way and 330 feet east of Campbell Road (APN: 125-20-301-015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack).
39. **ZON-2989 - ALAMEDA TRUST AND IRENE H & BRADLEY JAY TAYLOR** - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: P-R (Professional Office and Parking) Zone on 0.17 acres located at 208 North Lamb Boulevard (APN: 140-32-310-005), Ward 3 (Reese).
40. **ZON-2999 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) TO: C-V (Civic) Zone on 14.85 acres adjacent to the southeast corner of Alexander Road and Kerry Way (APN: 138-07-101-002, 003, and 004, and 138-07-103-001), Ward 4 (Brown).
41. **VAR-2977 - WESTSIDE NEW PIONEERS COMMUNITY DEVELOPMENT CORPORATION**  
- Request for a VARIANCE TO ALLOW 60-FOOT WIDE LOTS WHERE 65 FEET IS THE MINIMUM WIDTH REQUIRED FOR LOTS IN AN R-1 ZONING DISTRICT on 2.21 acres adjacent to the northeast corner of Madison Avenue and "M" Street (APN: 139-28-603-001, 003, 004, 005, and 007), R-1 (Single-Family Residential) Zone, Ward 5 (Weekly).
42. **WVR-2978 - WESTSIDE NEW PIONEERS COMMUNITY DEVELOPMENT CORPORATION**  
- Request for a Waiver of Title 18.12.160 TO ALLOW A 176-FOOT SEPARATION BETWEEN INTERSECTIONS, WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, for a proposed subdivision adjacent to the northeast corner of Madison Avenue and "M" Street (APN: 139-28-603-001, 003, 004, 005, and 007), R-1 (Single-Family Residential) Zone, Ward 5 (Weekly).
43. **VAR-2972 - CONCORDIA HOMES** - Request for a Variance to ALLOW AN 18.72-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on property located east of Cliff Shadows Parkway, north of Hickam Avenue (APN: a portion of 137-01-301-022), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

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**<http://www.ci.las-vegas.nv.us>**

**Page 11**

44. **SUP-2995 - TESA PARTNERS I ON BEHALF OF RANCHO PINES II, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY on 1.49 acres adjacent to the west side of Torrey Pines Drive, approximately 210 feet north of Rancho Drive (APN: 138-02-214-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).
45. **ROC-2996 - TESA PARTNERS I ON BEHALF OF RANCHO PINES II, LIMITED PARTNERSHIP** - Request for a Review of Condition No. 2 of an approved Site Development Plan Review [Z-0002-96(3)], which limited the mini-storage facility on site to one story with a maximum height of 11 feet along the Torrey Pines Drive frontage, with two-story facilities to be confined to the interior of the parcel; and a Review of Condition No. 3 of an approved Site Development Plan Review [Z-0002-96(3)], which prohibited access to the development from Torrey Pines Drive in conjunction with a proposed mini-storage facility on 1.49 acres adjacent to the west side of Torrey Pines Drive, approximately 210 feet north of Rancho Drive (APN: 138-02-214-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).
46. **SDR-2980 - TESA PARTNERS I ON BEHALF OF RANCHO PINES II, LIMITED PARTNERSHIP** - Request for a Site Development Plan Review and a Waiver of the commercial district development standards TO ALLOW A 5-FOOT SIDE YARD SETBACK WHERE 10-FOOT IS THE MINIMUM REQUIRED AND A REDUCTION OF A PORTION OF THE PERIMETER LANDSCAPE PLANTER WIDTH FOR A PROPOSED 85,170 SQUARE-FOOT, THREE-STORY MINI-WAREHOUSE BUILDING on 1.49 acres adjacent to the west side of Torrey Pines, approximately 210 feet north of Rancho Drive (APN: 138-02-214-003), R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).
47. **SUP-2904 - LIBORIO MARKET ON BEHALF OF TRIPLE A, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR SLAUGHTER AND PROCESSING OF LIVE POULTRY and a Waiver of the requirement that delivery and unloading of live poultry take place only between the hours of 8:00 a.m. and 8:00 p.m. on located at 930 North Lamb Boulevard (APN:140-30-601-016), R-MHP (Residential Mobile/Manufactured Home Park) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).
48. **SUP-2960 - JERALD L. LANDWEHR** - Request for a Special Use Permit FOR ANIMAL KEEPING AND HUSBANDRY (GOATS) on 0.44 acres located at 4809 Ricky Road (APN: 138-12-710-090), R-E (Residence Estates) Zone, Ward 6 (Mack).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**OCTOBER 9, 2003**

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 12

49. **SUP-2964 - OLGA PEREZ ON BEHALF OF B J RANCHO INVESTMENT, INCORPORATED**  
- Request for a Special Use Permit FOR SECONDHAND SALES (TIRES) on a portion of 9.95 acres located at 2905 West Washington Avenue (APN: 139-29-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
50. **SUP-2975 - MASAE AKAMINE ON BEHALF OF GREAT AMERICAN PLAZA, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit for a restaurant service bar at 8320 West Sahara Avenue, Suite 180 (APN: 163-04-416-007), U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
51. **SUP-2983 - GAMESTOP, INCORPORATED ON BEHALF OF PAN PACIFIC DEVELOPMENT (CHEYENNE COMMONS), INC.** - Request for a Special Use Permit FOR A SECOND HAND DEALER (COMPUTER SOFTWARE, VIDEO GAMES AND ACCESSORIES) on 32.50 acres at 3115 North Rainbow Boulevard, Suite B (APN: 138-15-502-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
52. **SUP-2984 - GAMESTOP, INCORPORATED ON BEHALF OF WING FONG & ASSOCIATES – FREMONT LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A SECOND HAND DEALER (COMPUTER SOFTWARE, VIDEO GAMES AND ACCESSORIES) on 1.38 acres at 4530 MEADOWS LANE C-2 (APN: 139-31-110-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
53. **SUP-2985 - GAMESTOP, INCORPORATED ON BEHALF OF WEINGARTEN NOSTAT, INC.**  
- Request for a Special Use Permit FOR A SECOND HAND DEALER (COMPUTER SOFTWARE, VIDEO GAMES AND ACCESSORIES) on 0.48 acres located at 947 South Rainbow Boulevard (APN: 138-34-814-004), C-1 (Limited Commercial District) Zone, Ward 1 (Moncrief).
54. **SUP-2987 - GAMESTOP, INCORPORATED ON BEHALF OF SAHARA PAVILION NORTH US, INC.** - Request for a Special Use Permit FOR A SECOND HAND DEALER USE (COMPUTER SOFTWARE, VIDEO GAMES, AND ACCESSORIES) on 29.40 acres at 4750 West Sahara Avenue, Suite 1 (APN: 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**OCTOBER 9, 2003**

Council Chambers 400 Stewart Avenue  
Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 13

55. **SUP-2988 - GAMESTOP, INCORPORATED ON BEHALF OF CHARLESTON COMMONS ASSOCIATES, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A SECOND HAND DEALER (COMPUTER SOFTWARE, VIDEO GAMES AND ACCESSORIES) on 4.47 acres at 161 North Nellis Boulevard (APN: 140-32-701-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
56. **SDR-2928 - AMERICAN PREMIERE HOMES ON BEHALF OF GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 336-UNIT APARTMENT DEVELOPMENT on 15.54 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).
57. **SDR-2936 - PATRICK H. MEADS** - Request for a Site Development Plan Review and a Waiver of the perimeter and parking lot landscaping standards and parking lot location standards, and a Waiver of the Commercial Development Standards FOR A PROPOSED 2,255 SQUARE-FOOT, ONE-STORY COMMERCIAL BUILDING (DRY CLEANING) on 0.17 acres located at 1377 Miller Avenue (APN: 139-21-510-081), C-2 (General Commercial) Zone, Ward 5 (Weekly).
58. **ROC-2979 - MONTECITO COMPANIES ON BEHALF OF CENTENNIAL 95, LIMITED PARTNERSHIP** - Request for a Review of Condition Nos. 1 and 2 of an approved Vacation (VAC-0012-01) of portions of Regena Avenue and Monte Cristo Way, which required a 10-foot easement for Nevada Power Company and required a Clark County Vacation to record concurrently with this Vacation request, Ward 6 (Mack).
59. **VAC-2940 - NEVADA HOMES ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Petition to Vacate U.S. Government Patent Easements generally located adjacent to the south side of Alexander Road, east of Fort Apache Road, Ward 4 (Brown).
60. **VAC-2942 - PARADISE DEVELOPMENT ON BEHALF OF CITY PARKWAY IV A, INCORPORATED** - Petition to Vacate a ten-foot wide portion of a drainage easement generally located adjacent to the northeast corner of Grand Central Parkway and "F" Street, Ward 5 (Weekly).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**OCTOBER 9, 2003**

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 14

61. VAC-2948 - CENTENNIAL & DURANGO, LIMITED LIABILITY COMPANY - Petition to Vacate a portion of Durango Drive between Centennial Parkway and Darling Road, Ward 6 (Mack).

C. NON PUBLIC HEARING ITEMS:

62. SDR-2974 - ORIGIN PARK II, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 39,220 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT on 4.54 acres adjacent to the east side of Crimson Canyon Drive, approximately 450 feet south of Peak Drive (APN: 138-15-310-016), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

63. SDR-3088 - JOSEPH SCALA - Appeal filed by Joseph Scala from the denial by the Director of the Planning and Development Department of a request for an Administrative Site Development Plan Review TO ALLOW EXISTING VEHICLE DISPLAY PADS WITHIN THE REQUIRED LANDSCAPING BUFFER AND TO ALLOW BLADE SIGNS ON EXISTING LIGHT POLES on property located at 6401 Centennial Center Boulevard (APN: 125-28-110-005), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Land Use Designation], Ward 6 (Mack).

D. DIRECTOR'S BUSINESS:

64. ABEYANCE - DIR-2950 - CITY OF LAS VEGAS - Election of a new Vice-Chairman to the Planning Commission.
65. TXT-3089 - CITY OF LAS VEGAS - Request to amend Title 19 to allow a Bailbond Service as a Special Use in the C-1 (Limited Commercial) zoning district.
66. TXT-3090 - CITY OF LAS VEGAS - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code: Title 19.04.010, Table 2 "Land Use Tables;" and Title 19.04.050(B), "Minimum Requirements."

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**OCTOBER 9, 2003**

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 15

67. [DIR-3135 - CITY OF LAS VEGAS](#) - Discussion and possible action on the Planning Commission Meeting Schedule for 2004.

E. [CITIZENS PARTICIPATION:](#)

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.